

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 02 FEBRUARY 2026 AT THE CIVIC HALL

PRESENT

Chairman: Cllr L A Clarke

Councillors: K Booth, T Swatridge, L Podmore, S Lees,
Cllr D Belcher is substituting for Cllr Beanland under SO52
Mayor Cllr P Oakes is substituting for Cllr Saunders under S052
Officers in attendance: Kate McDowell (Deputy Town Clerk) and Sally Shaw (Admin Officer)

183. Recording of meeting

The Chair confirmed that the meeting is recorded for the purpose of minute taking and the recording is deleted when the draft minutes are agreed. There were no other declarations of a recording.

184. Questions from members of the public

There were members of the public in attendance to discuss current building work at 24 Clumber Road and comment on the following planning applications:

- 25/4611/PIP Wainwright Caravans, Lower Park Road.
- PRE/0004/26 Lostock Hall Farm.
- 25/4766 PIP Land South of Coppice Road.

185. Apologies for absence

Cllr M Beanland and Cllr J Saunders (at a meeting of Pott Shrigley Parish Council).

186. Declarations of disclosable pecuniary or other interests

There were two declarations made.

Cllr S Lees – 25/4765/CLPUD at Tewkesbury Close and
Cllr T Swatridge - Agenda item 11, building work at 24 Clumber Road.

187. The Chair proposed that the items the public were in attendance to speak on were moved up the agenda.

RESOLVED: Planning applications and agenda item 11 - 25/4611/PIP Wainwright Caravans, PRE/0004/26 Lostock Hall Farm, 25/4766 PIP Land South of Coppice Road and 24 Clumber Road extension are moved up the agenda and discussed as the next items of business. (NC)

Cllr T Swatridge left the Meeting.

188 To note that the Clerk has reported a possible planning breach at 24 Clumber Road, Poynton to Cheshire East Planning Enforcement for investigation.

A member of the public discussed their objections to the size of the extension currently being built. The Chair noted the Clerk had already contacted Cheshire East Enforcement to ask if planning permission is required and awaits a decision.

RESOLVED: The Clerk to await a reply from Cheshire East Enforcement to check if planning permission is required for the work currently being carried out at 24 Clumber Road, Poynton. (NC)

Cllr T Swatridge returned to the Meeting.

189. Application: PRE/0004/26

Location: Lostock Hall Farm, Poynton

Proposal: Residential development of up to 500 dwellings.

A member of the public discussed their concerns about the proposed development. It was noted that this was a “pre-planning” application, so there are no plans or other details. Poynton Town Council will be consulted by Cheshire East for comments should a planning application be submitted.

RESOLVED: The residents’ concerns were noted regarding the pre planning application for a potential housing development at Lostock Hall Farm. The Town Council will ask Cheshire East to be included in the “pre-planning” consultations. (NC)

190. Application: 25/4766/PIP

Location: Land South of Coppice Road, Poynton SK12 1SP

Proposal: Permission in principle for a proposed development comprising up to 7 residential dwellings and associated works.

A member of the public discussed their objections to this proposed development.

RESOLVED: Poynton Town Council objects to this application as a major incursion into a vulnerable area of the Green Belt. Other issues include an inaccessible and unsustainable site, environmental damage and risk from former coal mine workings.

1. The application does not comply with any of the exceptions to inappropriate development in the Green Belt listed in policy PG 3 of the Cheshire East Local Plan Strategy or Paragraph 154 of the Framework. The proposal also does not comply with the exception to inappropriate development under paragraph 155 of the Framework. The application site makes a strong contribution to Green Belt purpose a) - check the unrestricted sprawl of large built-up areas - and as such does not meet the definition of Grey Belt and fails paragraph 155(a).

2. Coppice Road has only a limited bus service, with no buses in the evenings or on Sundays. The AA travel website confirms that the site is over one mile from the nearest shop (the Co-op on School Lane). Access would inevitably be by private car. The application is therefore contrary to Policy CO1 of the Local Plan. The development would also not be in a sustainable location and is contrary to

paragraph 155(c) of the Framework. The proposal is therefore inappropriate development in the Green Belt.

3. The Mining Remediation Authority (formerly the Coal Authority) map shows that the site falls within a Development High Risk Area, due to shallow coal mine workings. Risks may include the collapse of foundations, voids near the surface and escape of dangerous coal mine gases. Development of this site would be contrary to Cheshire East Local Plan Policy SE12 (Pollution, Land Contamination and Land Instability).

4. There is also additional harm to the Green Belt arising from conflict with Green Belt purpose c) – safeguarding the countryside from encroachment. The development would create ribbon development along the south side of Coppice Road and urbanise a rural area.

5. There is a hedgerow and trees along where the site borders Coppice Road and the Fruit Farm access road, plus a large tree in the centre of the field. The proposed development would lead to significant loss of hedgerows and trees, contrary to Local Plan Policy SE5.

6. Very special circumstances to permit development in the Green Belt do not exist. The application is therefore contrary to policies CO1, PG 3, SD1, SD2, SE5 and SE12 of the Cheshire East Local Plan Strategy and paragraphs 153, 154 and 155 of the National Planning Policy Framework. (NC)

191 Application: 25/4611/PIP

Location: Wainwright Caravans, Lower Park Road SK12 1EE

Proposal: Permission in principle for the demolition of existing building and erection of one dwelling.

A resident discussed their objections to this application.

RESOLVED: Poynton Town Council notes that this site is previously developed land. However, we would urge Cheshire East to consider various issues regarding the site before making any decision on the application. The site is on green belt land, and every effort should be made to protect open areas.

1. Highway Safety – The application may pose a risk to highway safety. The Highways Officer should review the application to ensure that there is no threat to highway safety.

- Increased Use of Dangerous Junction - The site is accessed off Woodford Road via the unmade and unadopted Lower Park Road. The junction between Lower Park Road and Woodford Road is poor with restricted sightlines and is near to the hump-backed bridge over the railway. Traffic crossing the bridge going east has only a few seconds to observe traffic turning right out of Lower Park Road.

- Lower Park Road is narrow at several points and increased traffic volumes should be avoided.

- As Lower Park Road is unadopted and is a public right of way well used by pedestrians, the Town Council urges that the application be reviewed by the Public

Rights of Way officer. Should the application be approved, planning conditions must be imposed to ensure that builders' equipment and materials are not stored on the road or footpath.

2. Accessibility: The site is not accessible by public transport, and all trips are likely to be by private car. Additional vehicle movements may be contrary to Policy CO1 (Sustainable traffic and transport) of the Cheshire East Local Plan.

3. The Town Council disputes the applicant's assertion that the planning consent for 133 houses (incorrectly stated as 146 houses) off Hazelbadge Road (17/6471M) has any relevance to this site. (See section 3.2 of their Planning Statement). The two sites are separated by an area of open Green Belt land and connected only by an unmade public footpath (Poynton FP46) across an open field. There is no vehicular access between the sites, so the claim that "the broad location has been deemed sustainable by the local planning authority" is clearly false.

4. Note that it is not possible to access London Road North (B5092) or the centre of Poynton by driving south along Lower Park Road. Traffic will have to access onto Woodford Road and then use the congested "Fingerpost" junction to turn onto Chester Road (A5149). A full exercise should be undertaken to demonstrate that the site is accessible, using the actual public road network in the area.

5. Threat to Protected Trees – The proposed development by virtue of its size and siting would endanger at least one protected tree and other trees and a hedgerow which are of amenity value to the area. The site includes trees protected by a Tree Preservation Order. Development of this site and the loss of protected trees would be contrary to policy SE5 of the Cheshire East Local Plan. This site also houses Great Crested Newts and Bats that are protected species.

6. Listed Building: "Haybrook," a farmhouse of 17th century origins and a Grade 2 listed building, is close to the site. The proposed development could damage the long-established setting of this important part of Poynton's heritage and be contrary to Policy SE7 of the Cheshire East Local Plan and Policies EGB15 and EGB16 of the Poynton Neighbourhood Plan.

7. Water Table - The water table is high in these areas and there are several ponds on the site. The Flood Risk Officer should be asked to comment on this application. (NC)

192. To approve the minutes of the Planning & Environment Committee meeting on 5th January 2026.

RESOLVED: That the minutes of the Planning and Environment Committee meeting on 5TH January 2026 were approved subject to an amendment to the list of apologies (5 for, 2 abstentions)

193. To receive and consider the action log for 2025-2026.

An update on the educational funding was discussed as two amounts had been previously misallocated to Congleton. These have now been reallocated to Poynton. Clarification is

needed on the amounts involved and any restrictions on the spending of the funds. A percentage of the funds will go towards Special Educational Needs funding across the county which may not be directly spent in a Poynton location. The Deputy Clerk is seeking clarification on any restrictions.

RESOLVED: That the action log for 2025-2026 is received. That the Deputy Clerk will write to the Education Dept to ask for details of any restrictions on the allocation of the funding and the total amount involved. (NC)

194. To receive and consider the letter from Baroness Taylor, received via Tim Roca MP in relation to neighbourhood planning.

Mr Tim Roca MP had acknowledged in his covering email that the response may be not as Poynton Town Council would wish for. He encouraged Poynton Town Council to try and work closely with Cheshire East Council as some cost savings may be possible.

RESOLVED: That the letter from Baroness Taylor is received. That the Deputy Clerk will write to Cheshire East Council and ask them to fund a study into the Grey Belt within Poynton. (NC)

195. To receive and consider the letter from the Planning Inspectorate and the Environmental Impact Assessment on the Peak Cluster pipeline.

Members discussed the intended pipeline that will pass to the East of Poynton, in the direction of Morecombe Bay to transfer waste carbon dioxide gas from Derbyshire for safe disposal underground. This letter was for information purposes only.

RESOLVED: That the letter is received from the Planning Inspectorate. (NC)

196. To receive and consider the letter from a resident regarding 25/4727/VOC 1C Anglesey Drive, Poynton, sent to the planning officer by a resident.

This application is currently under consideration by Cheshire East. The Town Council has previously sent comments, as approved at the January meeting of the Committee.

RESOLVED: That the letter from a concerned resident in relation to 24/4727/VOC 1C Anglesey Drive, Poynton is received. (NC)

197. To receive and consider a letter from Cheshire East Highways regarding S106 money allocation.

Some debate ensued about where the proposed bus stop will be in Poynton as the road name quoted in Cheshire East response was not recognised. The Councillors discussed the planned outstanding work and proposed costs and timings allocated to each aspect.

RESOLVED: That the letter is received from Cheshire East Highways regarding S106 money allocation. That the Deputy Clerk will seek clarification on the street name for the bus stop within Poynton, and proposed timings for the cycle lane works. (NC)

198. To receive and consider the Adlington New Town challenge report and an update from the Clerk following the Task and Finish Group held on the 14th January 2026.

Councillors noted that an extraordinary meeting of Macclesfield Town Council was happening tonight and that The Wildlife Trust have written to the Secretary of State for Housing Communities, and Local Government to express their objections.

RESOLVED: That the Clerk's report on Adlington New Town is received. (NC)

199. To appoint a representative to attend the Northern Planning Committee in relation to the demolition of 25/4273/FUL Astra House, Spinners Lane, Poynton SK12 and the construction of 28 affordable apartments.

Councillors discussed who would be best placed to attend this meeting on 4th March 2026.

RESOLVED: That Cllr L A Clarke will attend this meeting subject to diary availability once the Town Clerk has confirmed the meeting date. (NC)

200. To receive an update from the Clerk on the next steps for Poynton Pool following the Strategic Planning Board 16th January 2026.

A response is still outstanding to Poynton Town Council's questions, submitted to Cheshire East Council after their initial offer of transfer of the Pool was made. The Councillors debated what assets exactly had been offered and it was confirmed it was the Pool and the dam and land along London Road North only and not the main Park area.

RESOLVED: That the report from the Clerk is received and the following recommendations are approved. That the Clerk attends the next meeting with Cheshire East Council, FoPP and reservoir engineers and that the Clerk continues to chase up the asset transfer and the responses to the question (NC)

201. To receive and consider the appeal rebuttal from a neighbour regarding Land of Waterloo Road, Poynton SK12 1RZ.

The neighbour's appeal rebuttal was detailed and thorough, and it was evident that considerable effort had been made to put this together.

RESOLVED: That the appeal rebuttal from a neighbour regarding Land of Waterloo Road, Poynton SK12 1RZ is received. That the Town Clerk writes to this neighbour to thank them for their hard work on this matter. (NC)

202. To receive and consider the maps and list of sites in Poynton and the surrounding areas which have been submitted to the Cheshire East Council call for sites and the Stockport local plan.

The number of sites on the list was of surprise to many as there are some potential large areas of land for housing development that had not yet come forward. The potential impact of all or most of them being developed was a major concern.

Resolved: That the maps and list of sites in Poynton and the surrounding areas which have been submitted to the Cheshire East Council call for sites and the Stockport local plan are received. (NC)

203. To receive and consider the email from Elan Homes regarding the Town Council's request for highways improvement sites at the Hazelfields development.

The work has been scheduled for summer 2026 when the school will be closed. Councillors were keen to establish when the car park would be transferred to the school.

RESOLVED: That the email is received. That the Town Clerk is to raise the issue of the transfer of the car park with Cheshire East Council and will monitor situation to ensure the work is completed as agreed.

204. To note the decisions made by this committee under S051

To agree to submit the report from the Chair of the Planning & Environment Committee at Poynton Town Council to Cheshire East regarding the planning application for 25/4184/PIP: Land at Lostock Road, Poynton.

RESOLVED: That the decision taken under SO51 is noted. (NC)

205. To receive a report on the following Cheshire East planning applications and to agree a response:

Application: 25/4567/FUL

Location: 206 Chester Road, Poynton SK12 1HP

Proposal: New dwelling. Resubmission following refusal for Non-Discharge of Conditions.

RESOLVED: Poynton Town Council is concerned at several issues raised by this application, including

1. The risk to highway safety caused by an additional access onto Chester Road (A5149) directly opposite the extremely busy junction with Tern Drive. Note that Tern Drive is the only vehicular access to the Birds Estate (c.400 houses) and Lostock Hall Primary School. Chester Road has high traffic volumes, especially at peak times.

2. Further concerns include the size, scale and appearance of the proposed three storey new house being both out of character and potentially unneighbourly to nearby houses.

3. Should Cheshire East propose to grant planning permission, the Town Council urges that similar conditions be imposed as for 24/0122M with regard to issues such as levels, landscaping, drainage and drainage management.

4. Landscaping: Plans should seek to incorporate native vegetation which will benefit and encourage all wildlife but should have a particular emphasis on encouraging pollinators.

5. Biodiversity: Hedgehogs - if the plans are approved, the foot of permanent perimeter and boundary fences must include gaps of suitable dimensions (130mm x 130mm) at selected points to permit the movement of hedgehogs around the site post construction. To ensure that holes are kept open 'Hedgehog Highway' signage must be provided (sourced by Peoples Trust for Endangered Species and/or British Hedgehog Preservation Society) and secured above the holes.

6. Birds - all new buildings above five metres high must provide bird nesting boxes suitable for swifts as set out by the RSPB.

7. Pollinators - all new buildings should include bee bricks installed on a south facing wall at a minimum height of 1metre, with no vegetation obstructing the holes.

Application: 25/4746/HOUS

Location: 2 West Park Avenue, Poynton SK12 1DX

Proposal: Removal of existing rear extensions and construction of double storey rear extension and internal modifications.

RESOLVED: Poynton Town Council have no objection in principle to the proposed works, providing the Planning Officer is satisfied that there will be no adverse impact on the neighbouring house at 4 West Park Avenue.

We urge that the Planning Department visits the site to ensure that the application complies with all relevant planning policies, including:

- **Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 (Extensions)**
- **Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design)**
- **Cheshire East SADPD policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards)**

Councillor S Lees left the meeting.

Application: 25/4765/CLPUD

Location: 22 Tewkesbury Close, Poynton SK12 1QJ

Proposal: Certificate of proposed development for a Single storey rear extension and garage conversion.

RESOLVED: No objection

Councillor S Lees returned to the meeting.

Application: 25/4772/HOUS

Location: 49 Oakfield Road, Poynton SK12 1AS

Proposal: Dormer loft conversion, single storey rear extension, changes to external materials and extension of driveway including dropped kerb.

RESOLVED: Poynton Town Council urges the Planning Officer to review the plans and visit the site to ensure that the proposed dormers and rear extension are not unneighbourly in their relationship with adjoining properties and their gardens,

particularly 47 and 51 Oakfield Road. Possible issues include the loss of light and reduction of privacy from the proposed dormer windows.

1. The planning officer should ensure that the proposed side and rear extensions comply with national and local planning policies, including:

- Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 (Extensions)
- Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design)
- Cheshire East SADPD policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Amenity)

2. Protected trees – The rear garden of 49 Oakfield Road borders Lady’s Incline, which has many protected trees. The foundations of the proposed rear extension will be close to the roots of protected trees and there is a risk of damage by contractor’s plant and machinery. Cheshire East’s Trees Officer should review the application to ensure compliance with Local Plan Policy SE 5 (Trees, Hedgerows and Woodland) and SADPD Policy ENV6.

Application: 25/0454/PIP (Appeal)

Location: Land off Waterloo Road, Poynton SK12 1RZ

Proposal: Permission in Principle for up to 2 no. dwellings

RESOLVED: Poynton Town Council should respond to the appeal and urge the Inspector to refuse the application. We fully support Cheshire East’s reasons for rejection and believe the site is not part of the “grey belt.” This land is a vital part of the Green Belt and makes a strong contribution to Green Belt purpose a) by checking the unrestricted sprawl of large built-up areas.

Further concerns include:

- The Flood Risk Officer’s warning that parts of the site are at high risk of surface water flooding;
- The presence of protected trees along the site boundary with Waterloo Road; and
- Waterloo House, a Grade 2 listed building, adjoins the site.

Footnote 7 of the National Planning Policy Framework states that land at high risk of flooding and adjacent to heritage assets is generally excluded from being classified as “grey belt.” This site falls under both categories. The risk of flooding is not a hypothetical concern, as both Waterloo Road and houses bordering the site were flooded in 2016 and 2019.

There is a group of protected trees running along the site boundary with Waterloo Road. The only existing access to the site is at this point but is a traditional farm gate which would have to be widened significantly to create a safe entrance for the proposed houses. This would require the cutting down of several protected trees.

All the above reasons confirm that the appeal should be rejected.

Application: 26/0086/HOUS

Location: 113 Dickens Lane, Poynton SK12 1NT

Proposal: Proposed part single and double storey rear and side extensions

RESOLVED: Poynton Town Council urges the Planning Officer to review the plans and visit the site to ensure that the proposed side and rear extensions are not unneighbourly in their relationship with adjoining properties, in particular 111 and 115 Dickens Lane. Issues include the loss of light and reduction of privacy from overlooking. Concerns have been submitted from neighbouring properties.

The planning officer should ensure that the proposed side and rear extensions comply with national and local planning policies, including:

- Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 and HOU14 (Extensions)
- Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design)
- Cheshire East SADPD policies HOU11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Amenity)

Application: 26/0131/HOUS

Location: 14 Hazelbadge Road, Poynton SK12 1HE

Proposal: Single and two storey side extensions, modification of the existing rear extension a dormer extension to the rear including raising of the chimney height, and modifications to the existing elevations.

RESOLVED: Poynton Town Council urges the Planning Officer to review the plans and visit the site to ensure that the proposed new side and rear extensions and dormer window are not unneighbourly in their relationship with adjoining properties, in particular 10, 12, 12A and 16 Hazelbadge Road and their gardens.

Issues include the loss of light and reduction of privacy from overlooking. Concerns have also been raised from Neighbouring properties.

The planning officer should ensure that the proposed side and rear extensions and dormer window comply with national and local planning policies, including:

- Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 and HOU14 (Extensions)
- Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design)
- Cheshire East SADPD policies HOU11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Amenity)

Application: 26/0064/HOUS

Location: 2 Clumber Close, Poynton SK12 1PG

Proposal: Resurfacing of driveway to the front of the property in tarmac, replacing part existing concrete and part tarmac plainings. Surface water run-off will be partly to grassed front lawn and part Aco drainage channels to existing surface water drains where non permeable surface exists.

RESOLVED: No objection

Application: 26/0196/HOUS

Location: 9 James Pimlott Drive, Poynton, SK12 1DQ

Proposal: Separate single storey extensions to House and Garage

RESOLVED: No objection but urge that a planning condition be imposed to require that the garage extension - described in the plans as an office - shall not be used at any time other than for purposes ancillary to the residential use of 9 James Pimlott Drive.

Application: 26/0017/CLPUD

Location: 9 Summerson Way, Poynton, SK12 1FX

Proposal: Certificate of Proposed Lawful Development for the Erection of a single-storey rear extension projecting 4 metres from the existing rear elevation to form a new day room, with a pitched roof and skylights, finished in materials to match the existing dwelling.

RESOLVED: No objection, providing the Planning Officer confirms the application complies with the requirements for the Certificate of Proposed Lawful Development scheme

Application: 25/4672/HOUS

Location: 1 Glastonbury Drive, Poynton, SK12 1EN

Proposal: Proposed single storey front extension to existing dwelling, garage conversion to form annexe and garage extensions.

RESOLVED: Poynton Town Council notes the revised plans, which have deleted the original proposal for a two-storey rear extension near the site boundary 3 Glastonbury Drive and instead proposed a two-storey extension at the front of the property.

We therefore amend our comments as below:

- 1. The Town Council urges the Planning Officer to visit the site to ensure that the revised application complies with all relevant planning policies, including:**
 - **Poynton Neighbourhood Plan: Policies HOU11 (Design) and HOU13 (Extensions)**
 - **Cheshire East Local Plan: SD1, SD2 (Sustainable Development) and SE1 (Design)**
 - **Cheshire East SADPD policies HOU 11 (Extensions and alterations), HOU12 (Amenity) and HOU13 (Residential Standards)**
- 2. Should planning consent be granted for proposed conversion of the existing garage to a residential annexe, a condition should be imposed that this be used only as living accommodation as part of 1 Glastonbury Drive. A separate planning application should be submitted to approve any change to this situation.**
- 3. There was severe flooding in the Glastonbury Drive and Vicarage Lane area in June 2016. The Flood Risk Officer should be asked to review the application.**

206. That the following communication messages should be published:

**RESOLVED: That the following communication messages are agreed:
Have Your say on planning applications in Poynton:**

- 1. 25/4611/PIP Wainwright Caravans on Lower Park Road**
- 2. 25/4766/PIP Land south of Coppice Road**
- 3. Pipeline, Peak Cluster gas pipe.**

Meeting end time: 09.10 pm

Chair

Dated.....